068.0	0004	0005.B	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	675,900	/	675,900
USE VALUE:	675,900	/	675,900
ASSESSED:	675,900	/	675,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		GROVE ST PL, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CYR RAYMOND L & HELENE N
Owner 2:	
Owner 3:	
Street 1:	14 GROVE STREET PLACE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .121 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1960, having primarily Wood Shingle Exterior and 1613 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5252.000	270,200	1,400	404,300	675,900
Total Card	0.121	270,200	1,400	404,300	675,900
Total Parcel	0.121	270,200	1,400	404,300	675,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 419.08 | /Parcel: 419.08

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 43606
GIS Ref
GIS Ref
Insp Date: 10/11/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 068.0-0004-0005.B

!5878!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	270,200	1400	5,252.	404,300	675,900		Year end	12/23/2021
2021	101	FV	261,100	1400	5,252.	404,300	666,800		Year End Roll	12/10/2020
2020	101	FV	261,100	1400	5,252.	404,300	666,800	666,800	Year End Roll	12/18/2019
2019	101	FV	216,600	0	5,252.	404,300	620,900	620,900	Year End Roll	1/3/2019
2018	101	FV	216,600	0	5,252.	271,500	488,100	488,100	Year End Roll	12/20/2017
2017	101	FV	216,600	0	5,252.	259,900	476,500	476,500	Year End Roll	1/3/2017
2016	101	FV	216,600	0	5,252.	236,800	453,400	453,400	Year End	1/4/2016
2015	101	FV	203,200	0	5,252.	190,600	393,800	393,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	02:55:03

LAST REV

Date	Time
12/02/20	11:08:29

jorourke

USER DEFINED

Prior Id # 1:	43606
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5878

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	24222-072		1/31/1994		169,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/11/2018	Meas/Inspect	BS	Barbara S
5/15/2009	Measured	372	PATRIOT
11/3/2000	Hearing N/C	163	PATRIOT
3/15/2000	Inspected	276	PATRIOT
1/13/2000	Mailer Sent		
1/10/2000	Measured	264	PATRIOT
7/31/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5252		Sq. Ft.	Site		0	70.	1.10	11									404,294						404,300	

Total AC/HA:	0.12057	Total SF/SM:	5252	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	404,294	Spl Credit		Total: 404,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape
Sty Ht:	1T - 1 & 3/4 Sty
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GREEN
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	1.00999999
Adj $ / SQ:	149.985
Other Features:	81866
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	331894
Depreciation:	61732
Depreciated Total:	270162

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3			Baths: 1				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

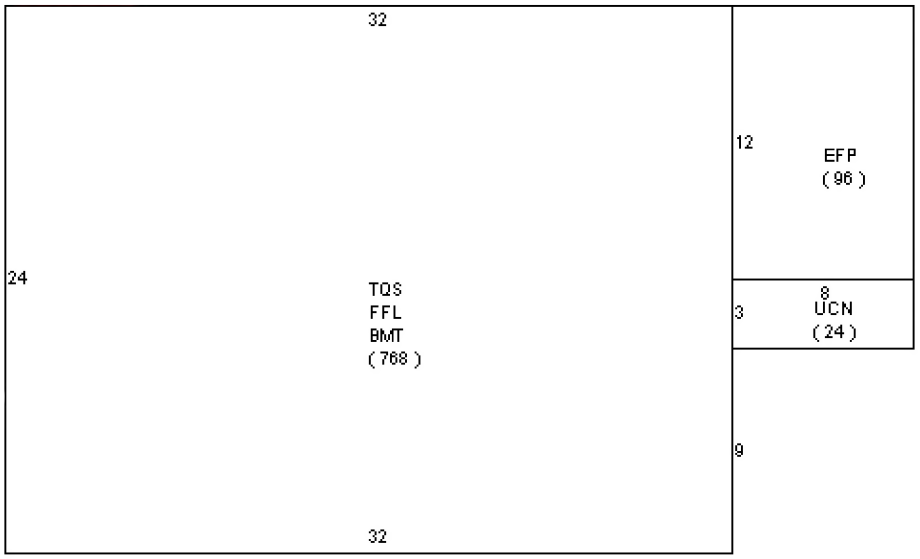
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	149.99
Special Features:	0	Val/Su Net:	121.06
Final Total:	270200	Val/Su SzAd	201.04

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	55.230	42,418
FFL	First Floor	768	149.990	115,188
TQS	3/4 Story	576	149.990	86,391
EFP	Enclos Porch	96	56.140	5,389
UCN	Canopy	24	26.660	640
	Net Sketched Area:	2,232	Total:	250,026
Size Ad	1344	Gross Area	2424	FinArea 1613

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	35	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 068.0-0004-0005.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	12X8	A	AV	1980	0.00	T	31.2	101						
19	Patio	D	Y	1	17X36	A	AV	1994	2.86	T	20	101			1,400			1,400

More: N	Total Yard Items:	1,400	Total Special Featues:		Total: 1,400